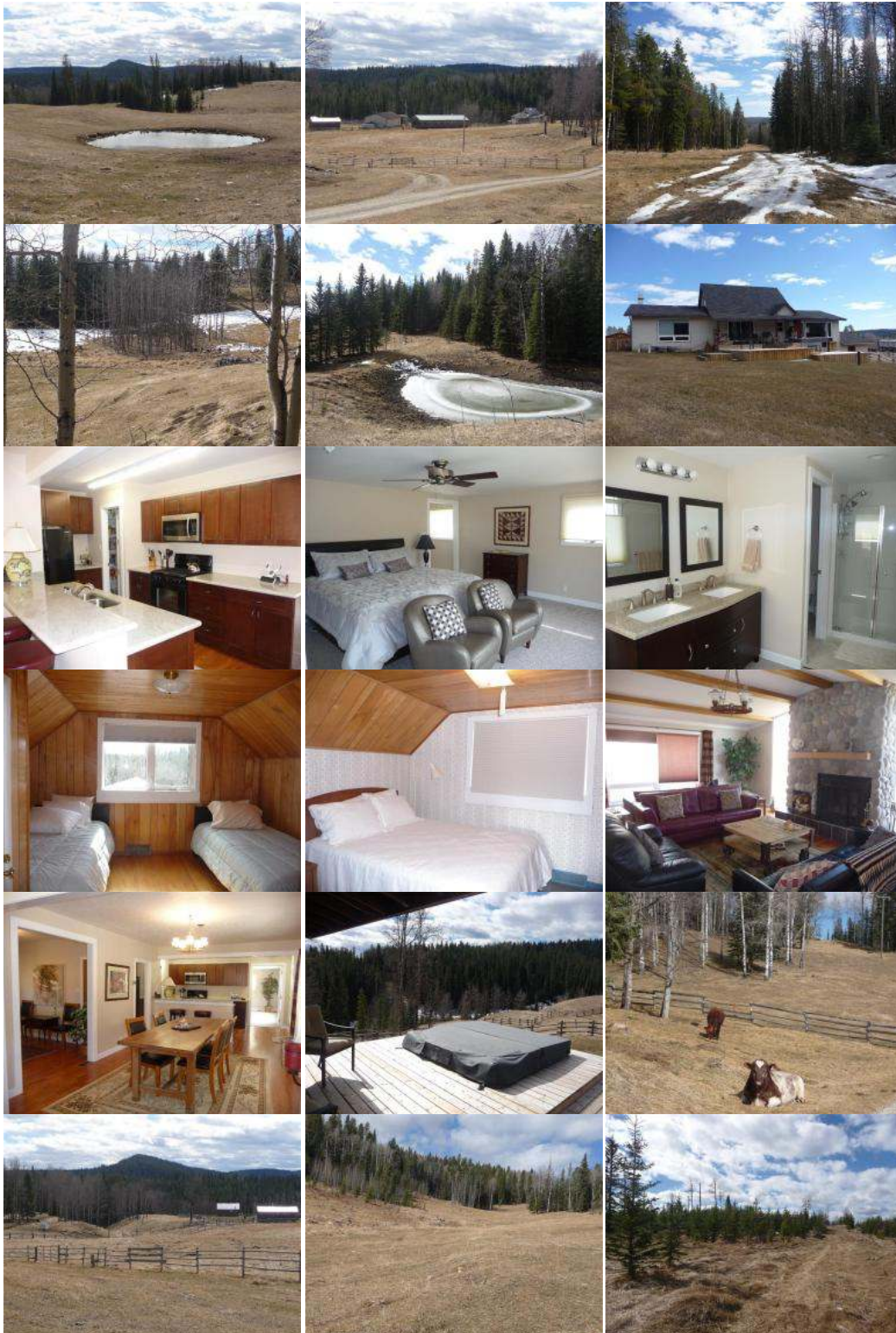




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7H Ranch Hwy 579, Rural Mountain View County, Alberta T0M2E0

\$6,000,000

Listing ID: C4006818

1 + 0  2 

Property Type	Building Type	Storeys
Single Family	House	1.5
Title	Land Size	Built in
Freehold	129.504 hec	1970
Parking Type		
Carport (1)		

Show measurements in Metric

Description

Attention Developers with a vision to take this unique parcel w/ unlimited potential & create a rural development that allows this beautiful property to be enjoyed & utilized to its full potential, under 1hr from Calgary! Set in the heart of some of the most scenic countryside in Alberta, this Land package includes 320Acres Deeded Land,2 Grazing Leases offering 3762 Acres & additional income from 8 Surface leases. This 1/2 section of Deeded land is one of few Direct Control Zoning parcels left in MVC, allowing variety of options: owner has plans for Housing Development w/ Golf course,RV park,Recreational Community w/ direct access to grazing lease land, Little RedDeer River flows along South boundary,gently rolling landscape w/ open pastures, old forested areas, natural springs, this land package has it all! Sharing this beautiful land is a fully serviced site w/ 5 Bdrm newly renovated Home,2 Barns,Storage Building & wood cabin. Option to purchase additional adjoining Grazing & Deeded land MLS# C40068

Details

Amenities Nearby	Features	Parking Type
Shopping, Schools	Treed, Rolling	Carport (1)
Structures		
Deck		

Building

Basement Type	Bathrooms (Partial)	Bathrooms (Total)
Full (Finished)	0	2
Bedrooms - Above Grade	Exterior Finish	Floor Space
1	Wood	157.9351 m2
Heating Type	Style	
Forced air	Detached	

Rooms

Level	Type	Dimensions
Main level	Master bedroom	5.36 m x 4.88 m
	Living room	6.83 m x 5.89 m
	Kitchen	2.74 m x 5.49 m
	Dining room	4.57 m x 3.48 m

Land

Fencing
Cross fenced

Walk Score®

Walk Score®:
Car-Dependent

0

Debbie P. Ashcroft CRES

Associate

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SUTTON GROUP-CANWEST

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Data provided by : Calgary Real Estate Board

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